



Building Permit Requirements for House Removal and Re-erection Permit

Existing House:

The following information is required:-

Floor plan, elevations and sections, drawn to metric scale, showing room sizes, glass area and openable area of all windows, external and internal linings, size and spacing of all roof timbers, ceiling timbers, wall framing, flooring and sub flooring timbers. External photographs would be of assistance. An accurate date of initial construction is required.

House on New Site:-

The following information is required:-

Site analysis plan showing setback distances from all boundaries, setback distances of dwellings on adjoining allotments, stormwater discharge point, and location of septic installation, if applicable.

Ground plans, elevation, sections, drawn to metric scale, showing:

- (i) Alterations to existing building (if applicable).
- (ii) Additions or alterations to bring existing building up to current Building Regulations standard, including, and not limited to, new and additional timbers in roof, ceiling, wall, floor or sub floor framing and additional windows where required, new roofing, external cladding or relining, hard wired smoke alarms and details of compliance with energy efficiency requirements of Part 3.12 of the Building Code of Australia.

Points to Note:-

1. Before a Permit is issued the above plans are required. An inspection of the house will be made on receipt of the "existing house" plan together with the relevant inspection fees. If the house is located outside the Swan Hill Rural City Council, a report from a registered Building Surveyor on the age and condition of the dwelling, its suitability for re-erection within the Swan Hill Rural City Council and any alterations or replacement of materials necessary, including asbestos, shall be submitted with the application.

- (a) A permit will not be issued for a house where roofing iron, spouting, etc. are rusted, or timber affected by dry rot, termite attack, etc, unless faulty materials can be replaced.
 - (b) External painting must be completed before deposit fee can be refunded.
2. The house shall be brought up to standards required under the Building Regulations 2006, whether or not specifically detailed requirements are listed on the permit.

3. Fees

The following fees will be required:-

- (a) Inspection fee - \$94.00 (if Council conducts condition inspection)
 - (b) Re-erection fee - \$Total Cost/\$250
 - (c) Deposit for Completion - \$5,000
 - (d) Septic Tank - Application fees where applicable.
 - (e) Deposits for vehicular crossing, concrete path and channel protection where applicable.
4. Applicant is required to obtain permits from the Council and/or the Road Construction Authority for the transport of all over dimensioned loads on all roads.
5. A house for which a Building Permit has been issued cannot be occupied until an Occupancy Permit is issued by the Building Surveyor.

The Occupancy Permit will not be issued nor the Deposit refunded until all work is completed (except for minor painting).

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